



.46 ACRE COMMERCIAL SITE READY FOR DEVELOPMENT **SOUTH OF EMBERS PARKWAY | CAPE CORAL | ELECTRIC & WATER TO THE SITE**



PROPERTY DESCRIPTION

- **Location:** 22 & 26 El Dorado Blvd. S., Cape Coral, FL 33991
- **S.T.R.A.P. #'s** 17-44-23-C2-03960.0330 & 17-44-23-C2-03960.0350
- **Total Land Size:** .46± Acres (Combined 20,000± SF)
- **Zoning:** C (Commercial) Cape Coral
- **Utilities:** Electric & Water Available to the Site

Comments: This nearly half-acre site is primed for development. The property has been cleared and leveled, featuring installed sidewalks, and water and electric service are available to the site. Anticipating the demand for commercial space in this part of Cape Coral, the City has recently re-zoned the area for commercial use. The Commercial Zoning permits a variety of applications including: Restaurants (with or without drive-thrus), Adult or Child Day Care Facilities, Personal Services, Professional Office or Services, Repair Shops, Retail Establishment or Religious Institutions. Conveniently situated just south of Embers Parkway, the property can be accessed via Chiquita Blvd. S. to Embers Parkway or Burnt Store Road S. to Ceitus Parkway, which transitions into El Dorado Blvd. S. This section of El Dorado Blvd. S features a four-lane divided road that runs north and south.

SALE PRICE: \$98,000



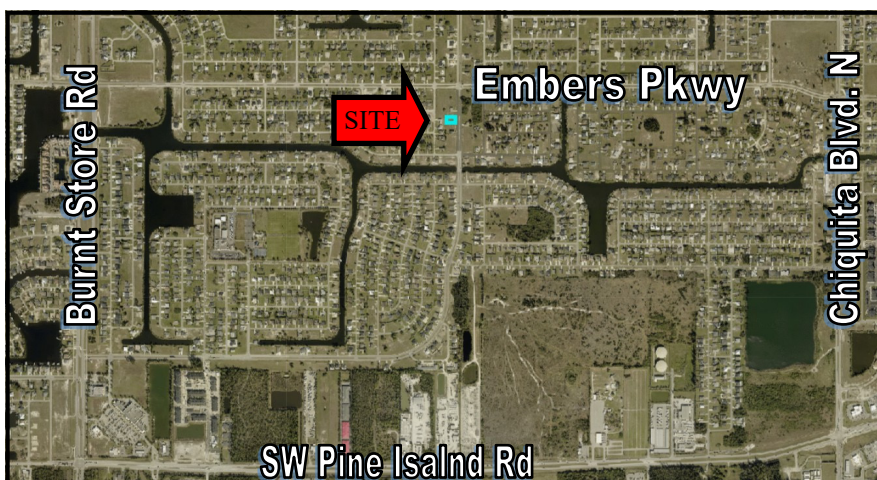
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For More Information Contact:

Stephen Petty
Broker Associate
(239) 229-8913
SPetty@viprealty.com



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**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**

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